

March 10th, 2026

The Honorable Kriselda Valderrama
Chair, House Economic Matters Committee
230 Taylor House Office Building
Annapolis, Maryland 21401

RE: MBIA Letter of Opposition HB 1460 Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements

Dear Chair Valderrama,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **HB 1460 Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements**.

This bill establishes rent limits on investor-owned single-family rental properties, disclosure requirements, and a state registry for investor-owned single-family rental properties in Maryland. MBIA is concerned that these measures will reduce housing availability and discourage investment in single family homes across the state. Institutional investors supply quality rental homes for families who cannot yet purchase a home but want the luxury of living in a single-family neighborhood. Restricting returns on these investments will push investors to other states with more predictable regulatory environments. While the bill appears to be aimed at larger investors, this will also target smaller, local builders that are in the Single-Family Build to Rent Market. Rent control policies discourage new housing development and investment in existing housing stock. Developers and lenders rely on predictable financial returns to finance housing projects. Restrictions on rental revenue make housing developments less feasible.

HB1460 Reduces Rental Housing Supply When Maryland Needs More Homes

Maryland faces a well-documented housing shortage. Single-family rentals are an essential part of the housing ecosystem, especially for families who need more space, want to live near good schools, or are saving for homeownership. HB1460 imposes rent caps, fee restrictions, and new administrative mandates that will make these homes financially unsustainable for many small landlords. When operating costs exceed capped rents, owners will exit the market—reducing supply and driving up rents elsewhere.

The Bill Disproportionately Harms Small, Local Landlords

Although the bill targets “investor-owned” properties, most single-family rentals in Maryland are owned by individuals or families with one or two homes. These owners are not corporate investors; they are community-based providers who rely on rental income to cover mortgages, insurance, taxes, and maintenance. HB1460’s restrictions will push many of them to sell,

accelerating consolidation by large firms and shrinking the most stable segment of the rental market.

Rent Caps Ignore Rising Costs and Undermine Housing Quality

Property taxes, insurance premiums, and repair costs have increased significantly across Maryland. HB1460 prevents landlords from adjusting rents to reflect real-world expenses. When owners cannot recover costs, they defer maintenance and capital improvements, leading to older, less safe, and less energy-efficient homes. A policy intended to protect tenants may instead degrade the quality of available housing.

The Bill Does Not Address the Root Cause of High Rents

Maryland's affordability challenges stem from insufficient housing production, restrictive zoning, and long permitting timelines. HB1460 focuses on price controls rather than supply. Without increasing the number of homes available, rent caps simply redistribute scarcity and create new barriers to providing rental housing.

For these reasons, we respectfully urge an unfavorable report on HB1460. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Economic Matters Committee